



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: February 3, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Jill R. Myers Clerk
Kathleen M. Keohane
Donald F. Naber

Absent: Eric Denoncourt, Engineer/Planner

Also Present: John D. Perreault, Town Engineer

Mr. Gordon opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Planning Board noted that the Minutes for the January meeting are still being worked on.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Palm Meadow Estates, Preliminary Subdivision
Informal Public Hearing
Location: Clews Street, east of Route 140
Decision Deadline: February 26, 2005**

Attending the hearing were Christian Farland and Robert Babcock from Dunn McKenzie, Inc., and Anthony Russell – the property owner.

Mr. Gordon read the comment letter from the Highway Superintendent and a letter from the agent for the Conservation Commission.

Mr. Farland said this is an 8-lot conventional subdivision. He said surrounding the site is residential, Bummet Brook, Windle Pond, and the Grafton line. He said it's a 6.4 acre site.

Mr. Farland said Glenn Krevosky, a wetlands specialist from EBT Environmental, delineated the wetlands and it was approved by the Conservation Commission at the building of Federal Estates. He said they submitted a letter fax dated February 3, 2005, from Glenn Krevosky – EBT Environmental Consultant, regarding the Riverfront Area.

Mr. Farland said they received the comment letter from Mr. Denoncourt, and noted he recommended some waivers and asked for more information or did not recommend others.

Mr. Farland reviewed some of the items on Mr. Denoncourt's letter:

- #19 - Mr. Gordon said they would have to ask for a waiver
- #22 & #36 - Mr. Farland said numerous hours were spent designing and felt this was the best that could be done. Mr. Naber commented that maybe less lots could be considered to improve lot configuration. Mr. Farland said that he thought the only thing that reducing the number of lots would do is then enlarge lot size, and not necessarily square it off.

Mr. Rodolakis and Mr. Gordon questioned the frontage requirement on Lot #2. Mr. Farland said they would look at that for the definitive.

Ms. Keohane expressed concern for the lots near the Riparian Zone. She also expressed concern as to where the driveway would be put on Lot #8 with the detention basin placement.

Mr. Gordon expressed concern on Lot #8 about the existing water easement and the fact that the homeowner could not put a pool in.

Mr. Gordon asked what kind of cuts would have to be made for the roadway. Mr. Farland said it would be all fill.

Mr. Perreault said he didn't feel they had good lay-outs for Lots 6,7, & 8, and commented they seemed to have maximized the site. He also said the unpaid taxes will have to be paid before permits can be issued.

Vincent Maiuri, 20 Holt Street, said he has a 25-foot access and utility easement on his property and asked how he'd be affected. Mr. Farland said pipes would be put in 10-feet apart within the easement. Mr. Gordon commented the access part of it is a private matter with Mr. Russell.

George Smith, 33 Clews Street, said he was generally supportive of the project, and listed three concerns:

- 1) widening of Clews Street;
- 2) drainage system;
- 3) lighting on street – stating this is a very dark road.

Mr. Farland said they are working on widening and they will consider the lighting request.

Colleen Maiuri, 20 Holt Street, expressed concern about the traffic increase and the road being used as a cut-through to the Town of Grafton.

Mr. Gordon continued the hearing to March 3, 2005, at 7:10 P.M.

4. New Business

a. Informal Discussion regarding Peninsula Drive

Attending the discussion was Delia Terra, 15 Peninsula Drive, and Kevin Quinn – the engineer, from Quinn Engineering. Mr. Quinn said they wanted to informally discuss 81G opening of public ways, and said the road is close to subdivision standard if there were more than two houses.

The Board felt, after discussion, that they could go forward and take on consideration of the feasibility to build.

b. Informal Discussion regarding 334 South Street (former Compaq, Hp, Digital)

Attending the discussion was Erin O’Boyle of Suffolk Advisors. Ms. O’Boyle said this discussion was for expanding the parking spaces at the Compaq/HP/Digital site from 1,268 spaces to 2,000 spaces. They said the proposal is to leave the ceremonial curb cut, realign one curb cut, and move another closer. They said they don’t want to add these spaces right away; they want to have this option in place for marketing purposes.

The Board agreed that they were okay with this plan.

c. Lot Release for 3 Crimson Drive

The Board noted the letter and plan, and voted to approve the lot release of 3 Crimson Drive.

d. Discussed Schedule for Subdivision Tour

The Board agreed to do a Subdivision Tour on Saturday, April 2, 2005, mostly as an opportunity to review the streets that are to be voted at the Annual Town Meeting as public ways.

e. WBDC Grant Request

Mr. Perreault explained the grant request for the Connector Road and the Selectmen are looking for Planning Board support for the WBDC grant request.

The Board voted to allow Mr. Gordon to sign after Mr. Hale has written this letter.

5. Old Business

a. Discussed/Signed Decision for Adams Farm, Senior Housing

With minor adjustments to further clarify some conditions, the Board voted to approve the Decision as written for Adams Farm Senior Housing.

b. Discussed/Signed Decision for Green Hill Farm, Preliminary Subdivision

The Board voted to approve the Decision as written for Green Hill Farm Preliminary Subdivision.

c. Discussed/Signed Decision for Webster Five Savings, Site Plan Approval

The Board voted to approve the Decision as written for Webster Five Savings Site Plan.

6. Correspondence

Mr. Gordon listed the following correspondence:

- 1) Advanced Tool and Procedures for Planning Zoning training, to be held March 19, 2005, at Holy Cross College, presented by the Citizen Planner Training Collaborative
- 2) Letter from the Town Engineer, dated February 2, 2005, addressed to George Russell, regarding his ANR Plan on Hartford Turnpike.
- 3) Letter from BSC Group, dated January 18, 2005, to Mass. Highway, regarding Boston Hill Realty Trust – bi-weekly report for widening Hartford Turnpike
- 4) Letter from the Town Engineer, dated January 26, 2005, regarding Boston Hill Realty Trust – Sewer Installation
- 5) D.E.P. – Notice of Enforcement Conference, dated January 4, 2005, to Charles T. Sanderson, Boston Realty Trust, dated January 4, 2005, regarding sewer permit
- 6) Letter of Introduction from State Senator Edward Augustus, dated January 19, 2005
- 7) Stipulation of Dismissal with Prejudice regarding Ellis et al. vs. Cariglia, et als., dated January 26, 2005, from Attorney T. Philip Leader.
- 8) How Are We Growing? – Shrewsbury Land Use Summit 2005 Flyer
- 9) Letter from Attorney Roderick St. Pierre, dated January 13, 2005, to Shrewsbury Board of Selectmen, regarding re-zoning proposal on Route 20.

The meeting adjourned at 8:45 P.M.

Respectfully Submitted,

Annette W. Rebovich